

**700 Stern Dr**

Las Cruces, NM, 88005

**\$2,149,900 USD**

Retail For Sale

For Sale  
Commercial Building  
On 7 Acres of Land

Mesilla, NM

PROPERTY IS VISIBLE FROM THE INTERSTATE.

Stern Dr

Stern Dr

Ave

Price: \$2,149,900

The improvements were constructed in 1997 and consist of a commercial building containing approximately 14,579 gross square feet divided among two levels. The building has a footprint of approximately 12,730 square feet. The remaining 1,809 square feet is on the upper level.

The building accommodates sales and executive offices, a retail sales floor, showroom and service bays.

- Office/Retail Area - 8,629 SF
- Service Garage/Bays - 5,950 SF
- 13 Small Offices plus 2 Large executive offices and a breakroom
- 9 overhead doors

- Front portion is poured concrete incased in foam. Service garage is concrete tilt up
- Four combo refrigerated/heated units over office/retail area. Wall mounted space heaters in service garage

**Building Photo**

**Jacob Slavec**  
(575) 521-1535

**Jim Hakeem**  
(505) 878-0006

**Randy McMillan**  
(575) 521-1535

**Former RV Sales and Service Facility**

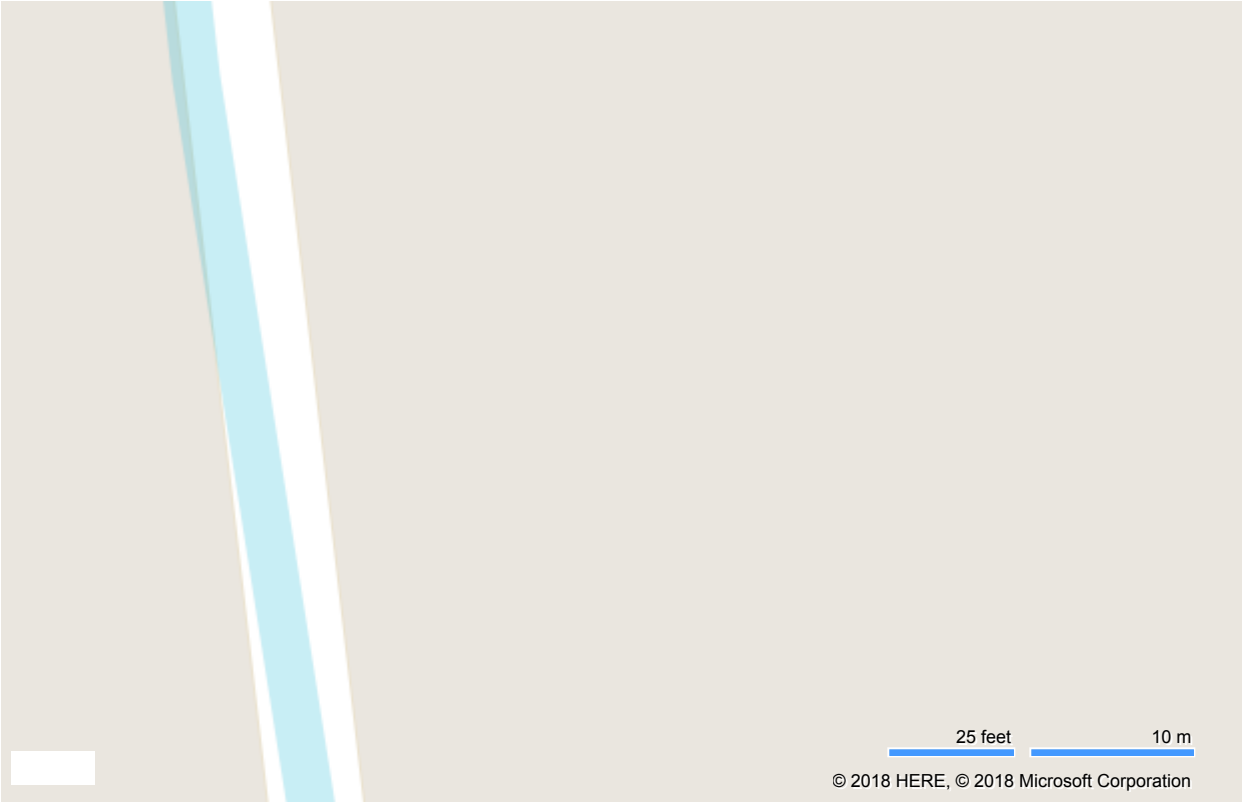
Price:	\$2,149,900 USD	Tenancy:	Single
Property Type:	Retail	Parking Ratio:	3.75/1,000 SF
Property Sub-type:	Auto Dealership Industrial Showroom	Clear Ceiling Height:	28 FT
Building Class:	B	No. Dock-High	8
Sale Type:	Owner User	Doors/Loading:	
Lot Size:	7.00 AC	No. Drive In / Grade-Level	7
Gross Leasable Area:	14,579 SF	Doors:	
No. Stories:	2	Zoning Description:	C-3
Year Built:	1997	APN / Parcel ID:	02-25914
Find out more...		Walk Score ®:	31 (Car-Dependent)

**Sale Notes**

Property Features - Land Size: 7 acres - 14,579 sq.ft. 2 Story Building - Centrally Located - Commercial building includes 13 small offices, 2 executive offices, showroom, break room and warehouse - 8 maintenance bays - Asphalt paved parking - Easy Access to I-10 - Utilities and services are available to the area in sufficient capacity to support existing and future development - 2 gated entrances used for service access - Lighted rear lot - Graveled lots

ADDITIONAL INFORMATION - ZONING: C-3 (Commercial High Intensity) - TRAFFIC COUNT: 51,863 (I-10 and Avenida de Mesilla) 14,175 (Avenida de Mesilla and Stern Dr) - Visible from Interstate I-10 - The interchange of Avenida de Mesilla and I-10 lies about 800 ft away from property and has become a focal point of commercial development over the last several years. - The off ramp is also an exit to a major tourist attraction.

Map of 700 Stern Dr Las Cruces, NM 88005



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. TB-S